Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	25 Lincoln Parade, Aspendale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,150,000 & $1,200,000

Median sale price

Median price $1,310,000 Property Type House Suburb Aspendale

Period - From 21/01/2024 to 20/01/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3 Mill St ASPENDALE 3195	$1,202,000	16/11/2024
2	14 Tarlee Ct ASPENDALE 3195	$1,155,000	09/11/2024
3	19 Lawrence Av ASPENDALE 3195	$1,150,000	01/11/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 21/01/2025 10:38

25 Lincoln Parade, Aspendale Vic 3195



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Property Type: House (Previously Occupied - Detached)
Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
21/01/2024 - 20/01/2025: $1,310,000

Comparable Properties



3 Mill St ASPENDALE 3195 (REI/VG)

3 1 1

Price: $1,202,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments



14 Tarlee Ct ASPENDALE 3195 (REI/VG)

3 1 4

Price: $1,155,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 561 sqm approx

Agent Comments



19 Lawrence Av ASPENDALE 3195 (REI)

3 1 2

Price: $1,150,000
Method: Private Sale
Date: 01/11/2024
Property Type: House
Land Size: 540 sqm approx

Agent Comments

Account - Buxton

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